

PLANNING COMMISSION REPORT



MEETING DATE: July 13, 2005

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **Be Fit Stay Fit - 10-UP-2005**

REQUEST Request a conditional use permit for a health studio in a suite of an existing building located at 15233 N. Northsight Blvd with Highway Commercial District (C-3) zoning.

Key Items for Consideration:

- Site is located in an existing commercial shopping center.
- No new construction is proposed.
- Adequate numbers of parking spaces exist on-site.
- No public opposition comments have been received on this case.

OWNER/APPLICANT CONTACT John Mandler
480-614-0289

LOCATION 15233 N Northsight Blvd Ste 115

BACKGROUND

Zoning.

The site is zoned Highway Commercial (C-3) district that allows commercial retail and office types of uses; a health studio needs Conditional Use Permit approval in this district.

Context.

The proposed health studio tenant space is in a commercial center that is anchored by two big box retailers, and contains smaller retail stores, a gas station, and restaurants. Commercial office and retail development is located to the north, south, and west. The 101 (Pima) Freeway is east of the site. (See Attachment #2 and 2a).

APPLICANT'S PROPOSAL

Goal/Purpose of Request.

The applicant desires to open a health studio that will provide individual private fitness consultation, counseling, and training. The services will include dietary analysis, flexibility training, cardiovascular training, and strength training with weights. The Zoning Ordinance defines a Health Studio as a facility that uses weights and this requires a Conditional Use Permit. However, a facility that does not make use of weights is allowed by right.

The health studio services will be programmed in 1-hour sessions per client. No group classes are proposed.



Four employees, and typically not more than 4 clients, will be at the site at any time. The facility will operate from 6 a.m. to 8 p.m. Monday through Friday and from 6 a.m. to 2 p.m. on Saturdays.

The existing tenant space is approximately 2,000 square feet. No building or construction is proposed at this time and the applicant intends to make use of the existing tenant space.

IMPACT ANALYSIS

Traffic.

The applicant's trip generation table shows anticipated trips throughout the business days. The facility is estimated to generate about 40 trips during week days, with week day peak trips during the hours of 6 a.m. to 7 a.m. and from 7 p.m. to 8 p.m. with 9 and 7 trips respectively. On Saturdays the total trips are estimated at 18 with peak hours from 6 a.m. to 7 a.m. (6 trips) and from 1 p.m. to 2 p.m. (6 trips).

The commercial center has many interior service drives that filter traffic onto Raintree Road – a minor arterial, Northsight Boulevard – a major collector, and Frank Lloyd Wright Boulevard – a major arterial. All of these streets are built to their full design and are capable of handling this proposed traffic.

Parking.

This use requires 8 parking spaces are required, 13 parking spaces are provided.

Water/Sewer.

City water and sewer lines exist west of this site; service has already been established for this site.

Fire.

The Fire Department has reviewed this proposal and it conforms to the minimum requirements for fire protection and fire apparatus access.

Use Permit Criteria.

Conditional use permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - *This use does not generate smoke, odor, dust, vibration, or illumination.*
 - *Noise will be contained within the building.*
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - *This use does not generate an unusual volume or character of*

traffic and therefore does not negatively affect traffic in this vicinity.

3. There are no other factors associated with this project that will be materially detrimental to the public.
 - *These types of small health studios are typically good commercial tenants with no impacts.*
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
 - *Some of the uses in this commercial center are larger, including big box uses, and create more impacts compared to this proposed health studio. The proposed use is compatible with the existing and permitted uses in this commercial center.*
 - *The operations of the health studio do not create incompatible characteristics with the nearby residential development.*
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.
 - *There are no additional conditions specified in Section 1.403.*

Community Involvement.

The applicant contacted the surrounding property owners/business managers. Each of these individuals has no objections to the proposed use.

Community Impact.

This proposal will add a health studio to the currently available services in this area. The size and nature of the facility will not be a significant impact on the streets, infrastructure, or City services in this area.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE
DEPT(S)

Planning and Development Services Department

Current Planning Services

STAFF CONTACT(S)

Kira Wauwie
Project Coordination Manager
480-312-7061
E-mail: kwauwie@ScottsdaleAZ.gov

APPROVED BY



Kira Waurwie, AICP
Report Author



Kurt Jones, AICP
Director, Current Planning

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Trip Generation Table
7. Citizen Involvement
8. City Notification Map
9. Site Plan



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: _____

Project No.: _____ - PA - _____

Coordinator: _____

Case No.: _____ - _____ - _____

Project Name: BeFit Stay Fit

Project Location: 15233 N NORTHSIGHT BLVD STE 115 SCOTTSDALE 85260

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: _____ Proposed Zoning: _____

Number of Buildings: 1 Parcel Size: _____

Gross Floor Area/Total Units: _____, 1884 Floor Area Ratio/Density: NA

Parking Required: 13 Parking Provided: 62

Setbacks: N - NA S - NA E - NA W - NA

Description of Request:

TO APPROVE USE PERMIT FOR BE FIT STAY FIT PERSONAL TRAINING AS A HEALTH STUDIO. IT WILL BE AN APPOINTMENT ONLY, ONE ON ONE HEALTH STUDIO.

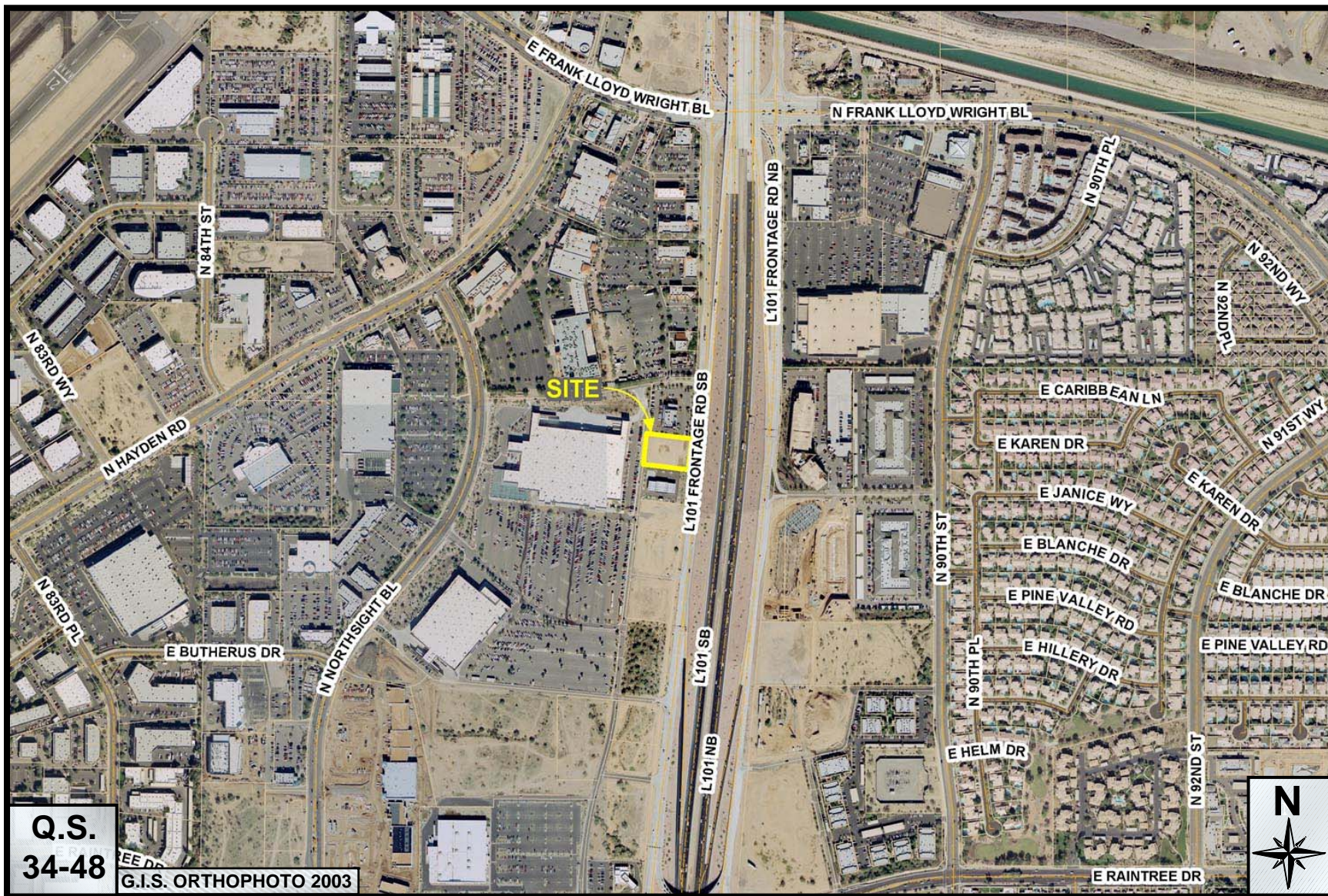
THE SERVICE PROVIDED IS INDIVIDUALIZED, PRIVATE FITNESS CONSULTATION, COUNSELING & TRAINING THAT INVOLVES DIETARY ANALYSIS, FLEXIBILITY TRAINING, CARDIOVASCULAR TRAINING AND BODY TONING (STRENGTH TRAINING) IN ONE HOUR SESSIONS FOR THE PURPOSE OF IMPROVING CLIENTS' WEIGHT CONTROL, BODY TONE AND OVERALL PHYSICAL FITNESS.

THERE ARE FOUR EMPLOYEES, TYPICALLY NO MORE THAN FOUR CLIENTS AND POSSIBLY TWO PROSPECTIVE CLIENTS AT ANY ONE TIME. HOURS OF OPERATION ARE MON-FRI 6AM-8PM AND SAT 6AM-2PM TRIP GENERATION IS EXPECTED TO BE 30 TRIPS/DAY MON-FRI AND 20 TRIPS/DAY SAT. NO CLASSES ARE PROVIDED.

ATTACHMENT #1

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



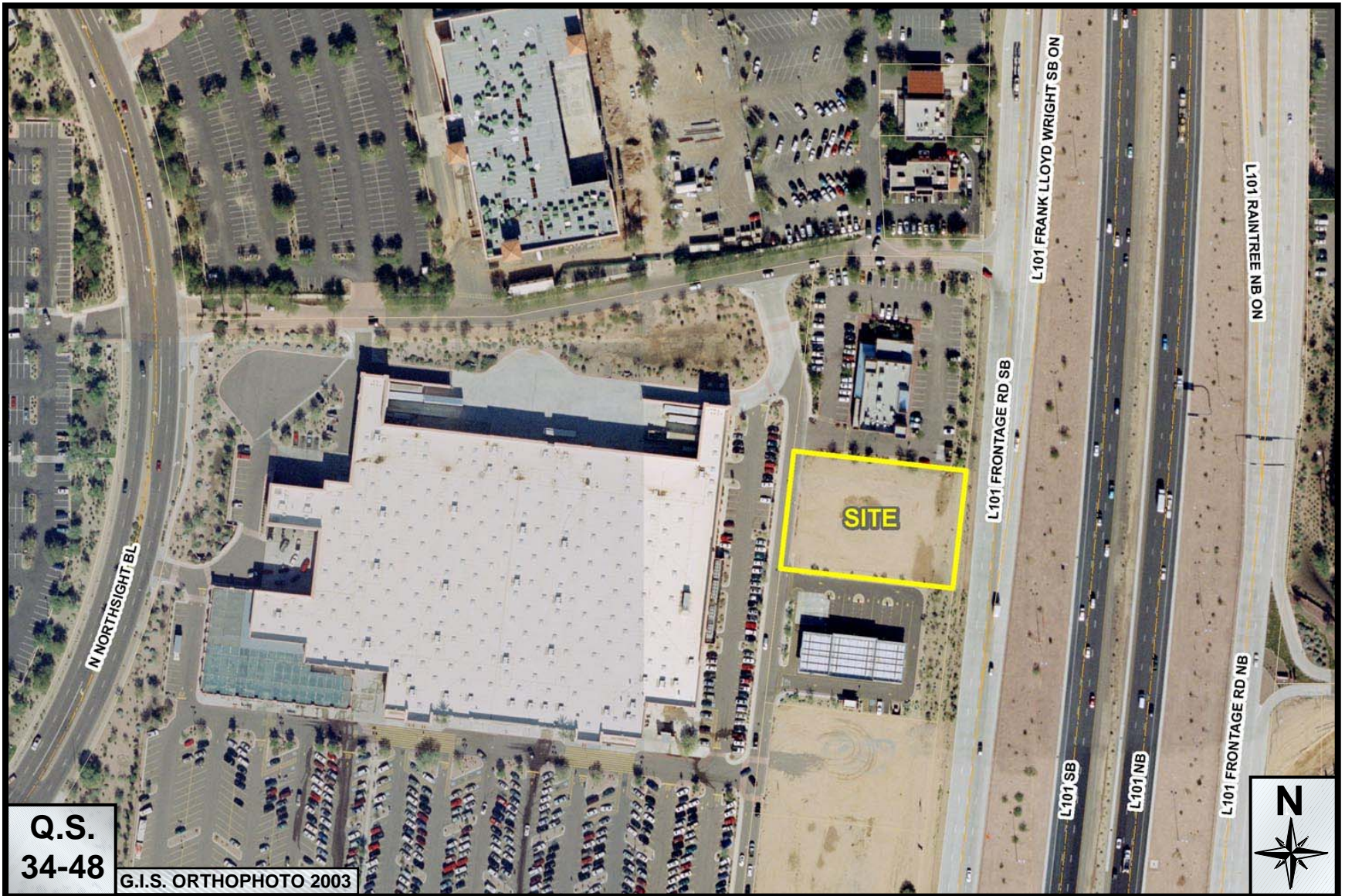
Q.S.
34-48

G.I.S. ORTHOPHOTO 2003

Be Fit Stay Fit

10-UP-2005

ATTACHMENT #2



Q.S.
34-48

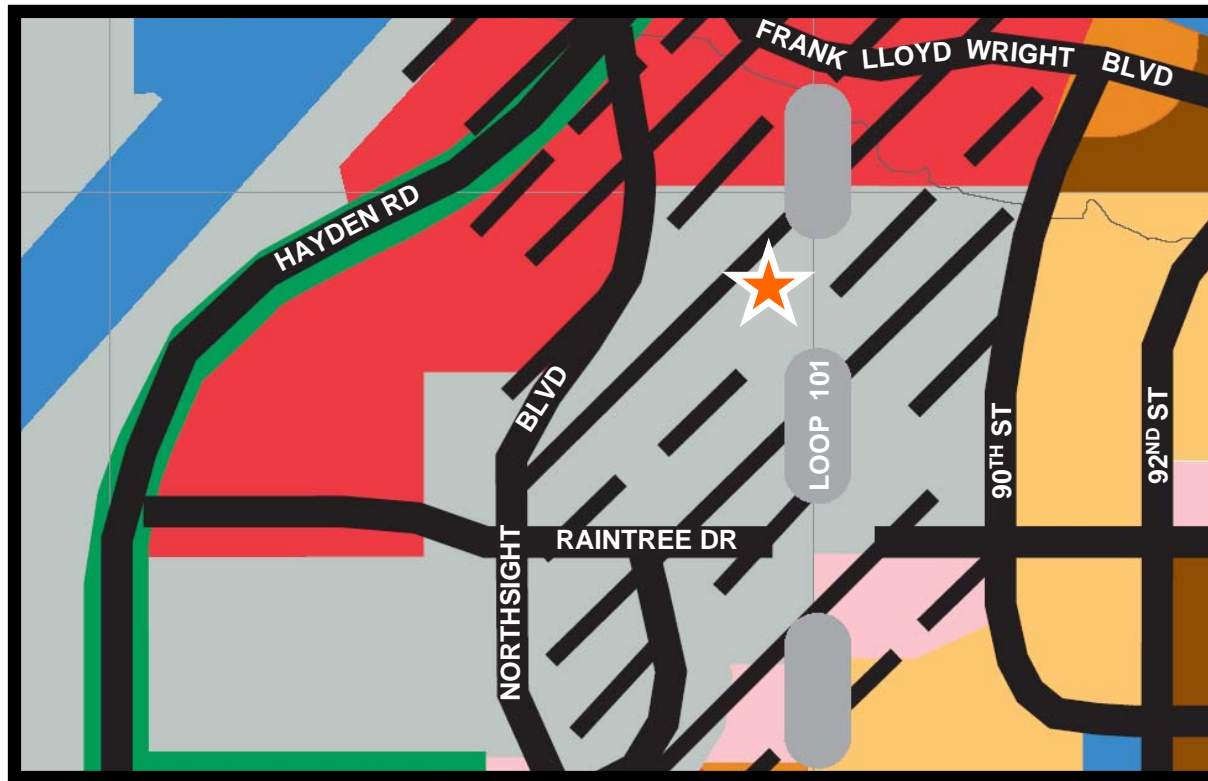
G.I.S. ORTHOPHOTO 2003

Be Fit Stay Fit

10-UP-2005

ATTACHMENT #2A

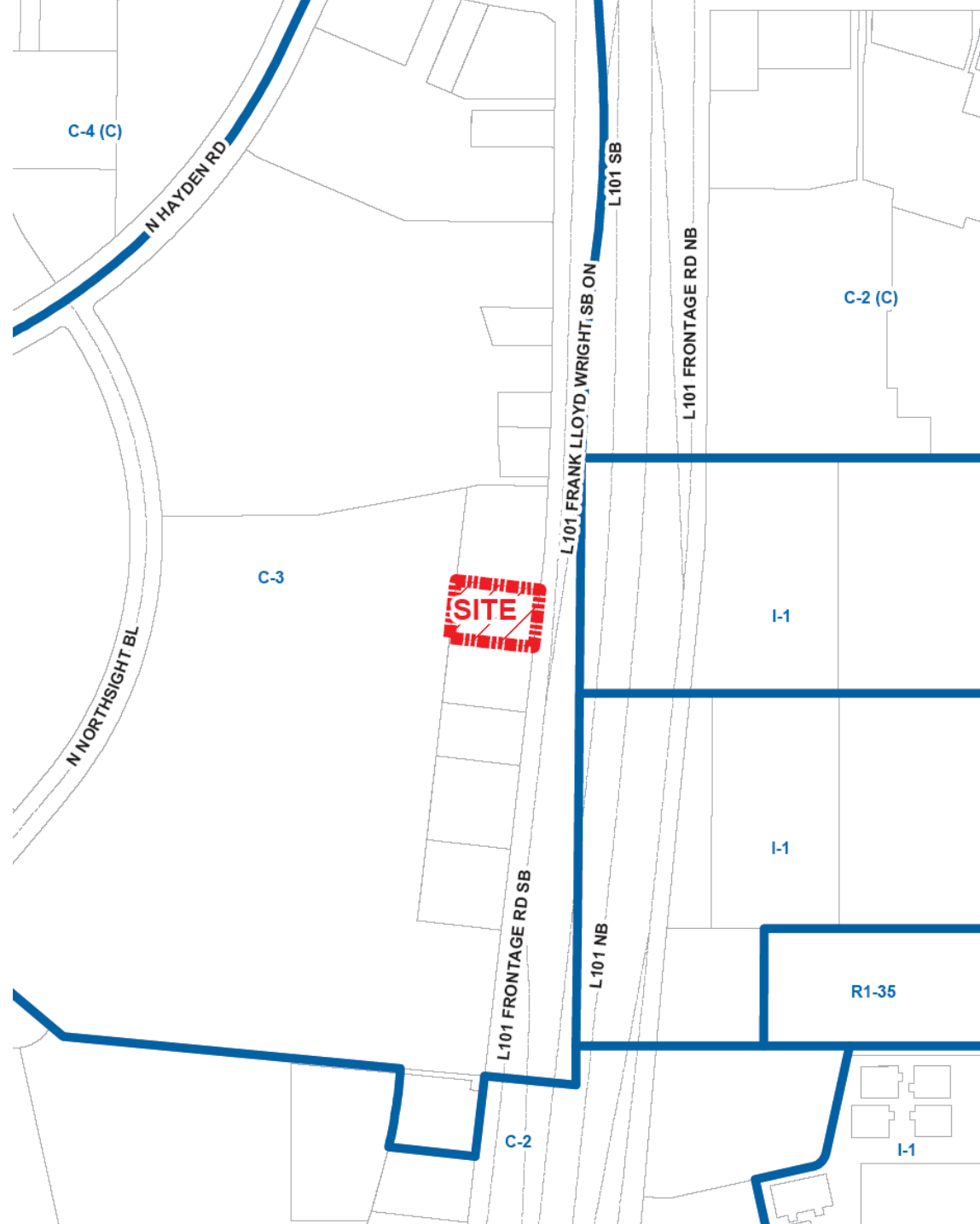
General Plan



10-UP-2005
ATTACHMENT #3

Adopted by City Council October 30, 2001
Ratified by Scottsdale voters March 12, 2002
revised to show McDowell Sonoran Preserve as of May 2004
revised to reflect General Plan amendments through June 2004

Zoning Map



STIPULATIONS FOR CASE 10-UP-2005

PLANNING/ DEVELOPMENT

1. **CONFORMANCE TO DEVELOPMENT SUBMITTAL.** This use shall have a maximum floor area limit and location of occupancy as shown on the site plan and the floor plan both titled "Tenant Improvement For Be Fit Stay Fit" by Robert Kubicek (RKAA) Architects And Associates, Inc. with a staff receipt date of 6/13/2005. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. **OPERATION TO BE CONDUCTED INDOORS.** All activities associated with the health studio operation shall be conducted completely indoors, within the subject suite.
3. **NOISE CONTAINMENT.** Noise created from the health facility shall be contained completely within the subject suite and shall not be audible from adjacent uses and properties.

Trip Generation for Be Fit Stay Fit

<u>TIME</u>	<u>M-F Trips</u>	<u>SAT TRIPS</u>
6:00am-7:00am	9 trips	6 trips
7:00am-8:00am	2.5 trips	1.5 trips
8:00am-9:00am	2.5 trips	1.5 trips
10:00am-11:00am	2 trips	1.5 trips
12:00pm-1:00pm	4 trips	1.5 trips
1:00pm-2:00pm	2 trips	6 trips
2:00pm-3:00pm	2 trips	
3:00pm-4:00pm	2 trips	
4:00pm-5:00pm	2.5 trips	
5:00pm-6:00pm	2.5 trips	
6:00pm-7:00pm	2.5 trips	
7:00pm-8:00pm	<u>7 trips</u> 40.5 Trips	<u>18 Trips</u>

ATTACHMENT #6

10-UP-2005
6/7/2005



CASE NO: _____

PROJECT LOCATION: 15233 N. Northsight Blvd. Ste. 115 Scottsdale AZ 85260

COMMUNITY INPUT CERTIFICATION

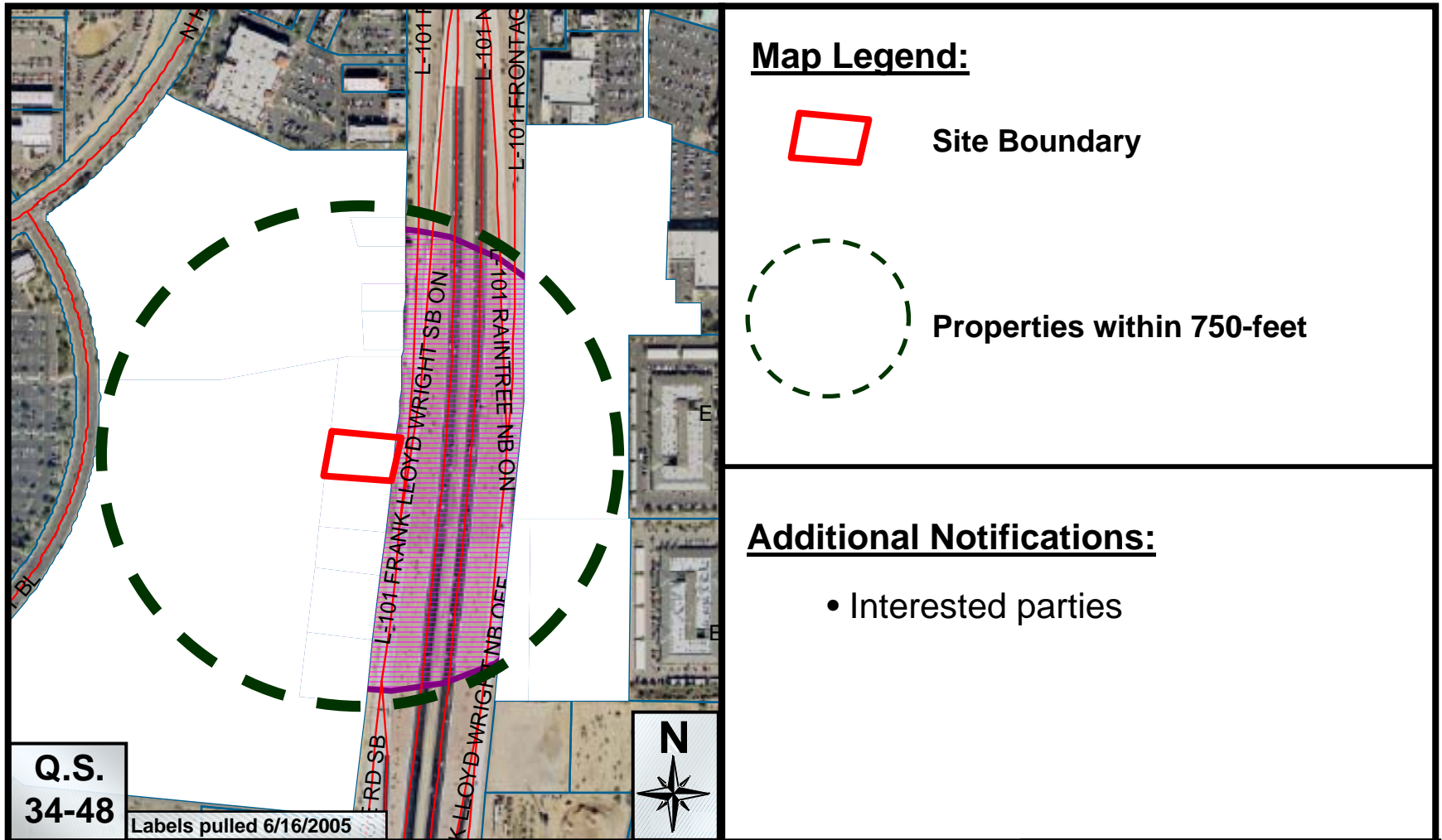
In the City of Scottsdale it is important that all applicants for rezoning, use permit, and/or variances inform neighboring residents, affected school districts, and other parties that may be impacted by the proposed use, as well as invite their input. The applicant shall submit this completed certification with the application as verification that such contact has been made.

Date	Name (person, organization, etc.) and address	Contact Format		
		Meeting	Phone	Letter
6/8/05	Lance Wilson, Manager, Arriba Mexican Grill -discussed specifics of our business. No objections 15256 N. Pima Rd. Scottsdale 85260	✓		
6/8/05	Fazal, Support Manager, Walmart (includes gas station) 15355 N. Northsight Blvd. Scottsdale 85260 -discussed specifics of our business. No objections	✓		
6/8/05				

J.H.C. Mark
Signature of owner/applicant

6/8/05
Date

City Notifications – Mailing List Selection Map



Be Fit Stay Fit

10-UP-2005

ATTACHMENT #8

PARKING ANALYSIS

- A COMPLETE LIST OF ALL TENANTS (INCLUDING SUITE #S):

PARCEL B2A (BUILDING 2):
SUITE 100: EQUILIBRIUM
SUITE 115: BE FIT STAY FIT
SUITE 120: 2ND SWING

PARCEL B2C-1 (BUILDING 4):
SUITE 100: SALLY'S BEAUTY SUPPLY
SUITE 105: SPORTS CLIPS
SUITE 110: Q-ROYAL NAILS AND SPA
SUITE 115: PC CLUB
SUITE 120: AART WORKS
SUITE 125: NEXTEL

PARCEL B2C-2 (BUILDING 5):
SUITE 100: STARBUCKS
SUITE 105: BELLINI
SUITE 110: GAMESTOP
SUITE 115: ALOHA SUNSHINE
SUITE 120: 2B WIRELESS

PARCEL B2C-3 (BUILDING 6):
SUITE 100: STATCLINIX
SUITE 115: MONGOLIAN GRILL
SUITE 120: RED BRICK PIZZA
SUITE 125: CALEB'S ART & DESIGN

- EACH TENANT'S GROSS SQUARE FOOTAGE:

PARCEL B2A (BUILDING 2):
SUITE 100: EQUILIBRIUM - 2,640 S.F.
SUITE 115: BE FIT STAY FIT - 1,884 S.F.
SUITE 120: 2ND SWING - 3,105 S.F.

PARCEL B2C-1 (BUILDING 4):
SUITE 100: SALLY'S BEAUTY SUPPLY - 1,560 S.F.
SUITE 105: SPORTS CLIPS - 1,200 S.F.
SUITE 110: Q-ROYAL NAILS AND SPA - 1,200 S.F.
SUITE 115: PC CLUB - 2,172 S.F.
SUITE 120: AART WORKS - 1,235 S.F.
SUITE 125: NEXTEL - 1,500 S.F.

PARCEL B2C-2 (BUILDING 5):
SUITE 100: STARBUCKS - 1,540 S.F.
SUITE 105: BELLINI - 5,000 S.F.
SUITE 110: GAMESTOP - 1,599 S.F.
SUITE 115: ALOHA SUNSHINE - 1,603 S.F.
SUITE 120: 2B WIRELESS - 1,423 S.F.

PARCEL B2C-3 (BUILDING 6):
SUITE 100: STATCLINIX - 4,529 S.F.
SUITE 115: MONGOLIAN GRILL - 1,652 S.F.
SUITE 120: RED BRICK PIZZA - 1,693 S.F.
SUITE 125: CALEB'S ART & DESIGN - 1,787 S.F.

- EACH TENANT'S USE:

PARCEL B2A (BUILDING 2):
SUITE 100: EQUILIBRIUM - BUSINESS
SUITE 115: BE FIT STAY FIT - BUSINESS
SUITE 120: 2ND SWING - RETAIL

PARCEL B2C-1 (BUILDING 4):
SUITE 100: SALLY'S BEAUTY SUPPLY - RETAIL
SUITE 105: SPORTS CLIPS - BUSINESS
SUITE 110: Q-ROYAL NAILS AND SPA - BUSINESS
SUITE 115: PC CLUB - RETAIL
SUITE 120: AART WORKS - RETAIL
SUITE 125: NEXTEL - RETAIL

PARCEL B2C-2 (BUILDING 5):
SUITE 100: STARBUCKS - RESTAURANT
SUITE 105: BELLINI - RETAIL
SUITE 110: GAMESTOP - RETAIL
SUITE 115: ALOHA SUNSHINE - PERSONAL SERVICE
SUITE 120: 2B WIRELESS - RETAIL

PARCEL B2C-3 (BUILDING 6):
SUITE 100: STATCLINIX - BUSINESS
SUITE 115: MONGOLIAN GRILL - RESTAURANT
SUITE 120: RED BRICK PIZZA - RESTAURANT
SUITE 125: CALEB'S ART & DESIGN - ART GALLERY

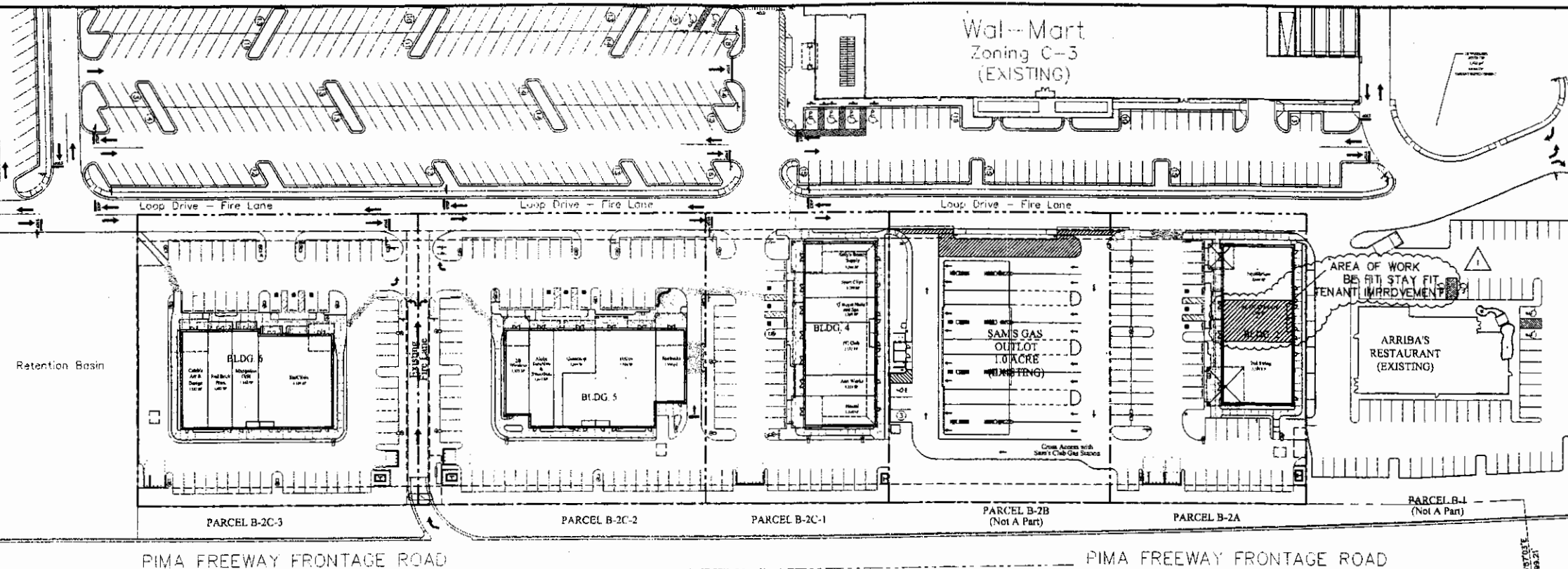
- PARKING REQUIREMENTS FOR EACH TENANT:

PARCEL B2A (BUILDING 2):
SUITE 100: EQUILIBRIUM - 2,640 / 250 = 11 STALLS
SUITE 115: BE FIT STAY FIT - 1,884 / 150 = 13 STALLS
SUITE 120: 2ND SWING - 3,105 / 250 = 12 STALLS

PARCEL B2C-1 (BUILDING 4):
SUITE 100: SALLY'S BEAUTY SUPPLY - 1,560 / 250 = 6 STALLS
SUITE 105: SPORTS CLIPS - 1,200 / 250 = 5 STALLS
SUITE 110: Q-ROYAL NAILS & SPA - 1,200 / 250 = 5 STALLS
SUITE 115: PC CLUB - 2,172 / 250 = 9 STALLS
SUITE 120: AART WORKS - 1,235 / 250 = 5 STALLS
SUITE 125: NEXTEL - 1,500 / 250 = 6 STALLS

PARCEL B2C-2 (BUILDING 5):
SUITE 100: STARBUCKS - 1,540 (924 PUBLIC FLOOR AREA) / 50 = 18 STALLS
SUITE 105: BELLINI FURNITURE - 5,000 / 500 = 10 STALLS
SUITE 110: GAMESTOP - 1,599 / 250 = 6 STALLS
SUITE 115: ALOHA SUNSHINE - 1,603 / 250 = 6 STALLS
SUITE 120: 2B WIRELESS - 1,423 / 250 = 6 STALLS

PARCEL B2C-3 (BUILDING 6):
SUITE 100: STATCLINIX - 4,529 / 250 = 18 STALLS
SUITE 115: MONGOLIAN GRILL - 1,652 (991 PUBLIC FLOOR) / 991 / 50 = 20 STALLS
SUITE 120: RED BRICK PIZZA - 1,693 (1,016 PUBLIC FLOOR) / 1,016 / 50 = 20 STALLS
SUITE 125: CALEB'S ART & DESIGN - 1,787 / 400 = 4 STALLS



OVERALL EXISTING SITE PLAN

SCALE: 1" = 50'-0"

Pima Freeway

(FOR REFERENCE USED ONLY)

PARKING PROJECTIONS

- BUILDING NAME: PARCEL B2A (BLDG. 2)
- PROJECTED GROSS SQUARE FOOTAGE BY TENANT USE / OCCUPANCY TYPE:
EQUILIBRIUM - 2,640 S.F. - OCCUPANCY B
BE FIT STAY FIT - 1,884 S.F. - OCCUPANCY B
2ND SWING - 3,105 S.F. - OCCUPANCY M
COMMON SPACE - 106 S.F.

- TOTAL GROSS SQUARE FOOTAGE: 7,800 S.F.
- TOTAL PARKING REQUIRED FOR EACH TENANT USE:
EQUILIBRIUM - 2,640 / 250 = 11 STALLS
BE FIT STAY FIT - 1,884 / 150 = 13 STALLS
2ND SWING - 3,105 / 250 = 12 STALLS

- TOTAL PARKING REQUIRED: 36 STALLS

- TOTAL STANDARD ACCESSIBLE AND VAN ACCESSIBLE PARKING REQUIRED FOR EACH BUILDING:
STANDARD ACCESSIBLE STALLS = 1 STALL
VAN ACCESSIBLE STALLS = 1 STALL

- TOTAL (4% OF TOTAL PARKING REQUIREMENT) = 2 STALLS

- TOTAL REQUIRED FOR EACH BUILDING (BLDG. 2):
9' WIDE STALLS = 34 STALLS
ACCESSIBLE STALLS = 2 STALLS
TOTAL = 36 STALLS

- TOTAL PARKING PROVIDED FOR EACH BUILDING (BLDG. 2):
9' WIDE STALLS = 59 STALLS
ACCESSIBLE STALLS = 3 STALLS
TOTAL = 62 STALLS

- TOTAL STANDARD ACCESSIBLE AND VAN ACCESSIBLE PARKING PROVIDED:
STANDARD ACCESSIBLE STALLS = 2 STALLS
VAN ACCESSIBLE STALLS = 1 STALL
TOTAL = 3 STALLS

- TOTAL BIKE PARKING REQUIRED FOR EACH BUILDING (BLDG. 2):
BIKE PARKING = 31 STALLS / 10 = 3 BIKE SPACES

- TOTAL BIKE PARKING PROVIDED:
BIKE PARKING = 5 BIKE SPACES

PARKING PROJECTIONS

- BUILDING NAME: PARCEL B2C-1 (BLDG. 4)
- PROJECTED GROSS SQUARE FOOTAGE BY TENANT USE / OCCUPANCY TYPE:
SALLY'S BEAUTY SUPPLY - 1,560 S.F. - OCCUPANCY M
SPORTS CLIPS - 1,200 S.F. - OCCUPANCY B
Q-ROYAL NAILS & SPA - 1,200 S.F. - OCCUPANCY B
PC CLUB - 2,172 S.F. - OCCUPANCY M
AART WORKS - 1,235 S.F. - OCCUPANCY M
NEXTEL - 1,500 S.F. - OCCUPANCY M
COMMON SPACE - 133 S.F.

- TOTAL GROSS SQUARE FOOTAGE: 9,000 S.F.

- TOTAL PARKING REQUIRED FOR EACH TENANT USE:
SALLY'S BEAUTY SUPPLY - 1,560 / 250 = 6 STALLS
SPORTS CLIPS - 1,200 / 250 = 5 STALLS
Q-ROYAL NAILS & SPA - 1,200 / 250 = 5 STALLS
PC CLUB - 2,172 / 250 = 9 STALLS
AART WORKS - 1,235 / 250 = 5 STALLS
NEXTEL - 1,500 / 250 = 6 STALLS

- TOTAL PARKING REQUIRED: 36 STALLS

- TOTAL STANDARD ACCESSIBLE AND VAN ACCESSIBLE PARKING REQUIRED FOR EACH BUILDING:
STANDARD ACCESSIBLE STALLS = 1 STALL
VAN ACCESSIBLE STALLS = 1 STALL

- TOTAL (4% OF TOTAL PARKING REQUIREMENT) = 2 STALLS

- TOTAL REQUIRED FOR EACH BUILDING (BLDG. 4):
9' WIDE STALLS = 34 STALLS
ACCESSIBLE STALLS = 2 STALLS
TOTAL = 36 STALLS

- TOTAL PARKING PROVIDED FOR EACH BUILDING (BLDG. 4):
9' WIDE STALLS = 33 STALLS
ACCESSIBLE STALLS = 3 STALLS
TOTAL = 36 STALLS

- TOTAL STANDARD ACCESSIBLE AND VAN ACCESSIBLE PARKING PROVIDED:
STANDARD ACCESSIBLE STALLS = 2 STALLS
VAN ACCESSIBLE STALLS = 1 STALL
TOTAL = 3 STALLS

- TOTAL BIKE PARKING REQUIRED FOR EACH BUILDING (BLDG. 4):
BIKE PARKING = 36 STALLS / 10 = 4 BIKE SPACES

- TOTAL BIKE PARKING PROVIDED:
BIKE PARKING = 5 BIKE SPACES

PARKING PROJECTIONS

- BUILDING NAME: PARCEL B2C-2 (BLDG. 5)
- PROJECTED GROSS SQUARE FOOTAGE BY TENANT USE / OCCUPANCY TYPE:
STARBUCKS - 1,540 S.F. - OCCUPANCY A-2
BELLINI - 5,000 S.F. - OCCUPANCY M
GAMESTOP - 1,599 S.F. - OCCUPANCY M
ALOHA SUNSHINE - 1,603 S.F. - OCCUPANCY B
2B WIRELESS - 1,423 S.F. - OCCUPANCY M
COMMON SPACE - 129 S.F.

- TOTAL GROSS SQUARE FOOTAGE: 11,294 S.F.

- TOTAL PARKING REQUIRED FOR EACH TENANT USE:
STARBUCKS - 1,540 (924 PUBLIC FLOOR AREA) / 50 = 18 STALLS
BELLINI BABY FURNITURE - 5,000 / 500 = 10 STALLS
GAMESTOP - 1,599 / 250 = 6 STALLS
ALOHA SUNSHINE - 1,603 / 250 = 6 STALLS
2B WIRELESS - 1,423 / 250 = 6 STALLS

- TOTAL PARKING REQUIRED: 46 STALLS

- TOTAL STANDARD ACCESSIBLE AND VAN ACCESSIBLE PARKING REQUIRED FOR EACH BUILDING:
STANDARD ACCESSIBLE STALLS = 1 STALL
VAN ACCESSIBLE STALLS = 1 STALL

- TOTAL (4% OF TOTAL PARKING REQUIREMENT) = 2 STALLS

- TOTAL REQUIRED FOR EACH BUILDING (BLDG. 5):
9' WIDE STALLS = 44 STALLS
ACCESSIBLE STALLS = 2 STALLS
TOTAL = 46 STALLS

- TOTAL PARKING PROVIDED FOR EACH BUILDING (BLDG. 5):
9' WIDE STALLS = 62 STALLS
ACCESSIBLE STALLS = 3 STALLS
TOTAL = 65 STALLS

- TOTAL STANDARD ACCESSIBLE AND VAN ACCESSIBLE PARKING PROVIDED:
STANDARD ACCESSIBLE STALLS = 2 STALLS
VAN ACCESSIBLE STALLS = 1 STALL
TOTAL = 3 STALLS

- TOTAL BIKE PARKING REQUIRED FOR EACH BUILDING (BLDG. 5):
BIKE PARKING = 46 STALLS / 10 = 5 BIKE SPACES

- TOTAL BIKE PARKING PROVIDED:
BIKE PARKING = 5 BIKE SPACES

PARKING PROJECTIONS

- BUILDING NAME: PARCEL B2C-3 (BLDG. 6)
- PROJECTED GROSS SQUARE FOOTAGE BY TENANT USE / OCCUPANCY TYPE:
STATCLINIX - 4,529 S.F. - OCCUPANCY B
MONGOLIAN GRILL - 1,652 S.F. - OCCUPANCY A-2
RED BRICK PIZZA - 1,693 S.F. - OCCUPANCY A-2
CALEB'S ART & DESIGN - 1,787 S.F. - OCCUPANCY A-3
COMMON SPACE - 125 S.F.

- TOTAL GROSS SQUARE FOOTAGE: 9,786 S.F.

- TOTAL PARKING REQUIRED FOR EACH TENANT USE:
STATCLINIX - 4,529 / 250 = 18 STALLS
MONGOLIAN GRILL - 1,652 (991 PUBLIC FLOOR AREA) / 991 / 50 = 20 STALLS
RED BRICK PIZZA - 1,693 / 50 = 20 STALLS
CALEB'S ART & DESIGN - 1,787 / 400 = 4 STALLS

- TOTAL PARKING REQUIRED: 62 STALLS

- TOTAL STANDARD ACCESSIBLE AND VAN ACCESSIBLE PARKING REQUIRED FOR EACH BUILDING:
STANDARD ACCESSIBLE STALLS = 1 STALL
VAN ACCESSIBLE STALLS = 1 STALL

- TOTAL (4% OF TOTAL PARKING REQUIREMENT) = 2 STALLS

- TOTAL REQUIRED FOR EACH BUILDING (BLDG. 6):
9' WIDE STALLS = 60 STALLS
ACCESSIBLE STALLS = 2 STALLS
TOTAL = 62 STALLS

- TOTAL PARKING PROVIDED FOR EACH BUILDING (BLDG. 6):
9' WIDE STALLS = 62 STALLS
ACCESSIBLE STALLS = 3 STALLS
TOTAL = 65 STALLS

- TOTAL STANDARD ACCESSIBLE AND VAN ACCESSIBLE PARKING PROVIDED:
STANDARD ACCESSIBLE STALLS = 2 STALLS
VAN ACCESSIBLE STALLS = 1 STALL
TOTAL = 3 STALLS

- TOTAL BIKE PARKING REQUIRED FOR EACH BUILDING (BLDG. 6):
BIKE PARKING = 62 STALLS / 10 = 6 BIKE SPACES

- TOTAL BIKE PARKING PROVIDED:
BIKE PARKING = 6 BIKE SPACES

ATTACHMENT #9

10-UP-2005